



## **CITY OF SUNNYVALE ADMINISTRATIVE HEARING**

**MINUTES  
Wednesday, March 1, 2006**

**2006-0070 – West Coast Martial Arts** [Applicant] **DeAnza Square** [Owner]: Application for a Use Permit on a 1.4-acre site to allow an existing martial arts school to use the adjacent 3,971 square-foot space as a work-out area with no instruction. The property is located at **1348 Mary Ave** (near Fremont Ave) in a C-1 (Neighborhood Business) Zoning District. (APN: 323-01-020)

In attendance: Teri Lee, Applicant; Gerri Caruso, Administrative Hearing Officer, Andrew Miner, Project Planner; Luis Uribe, Staff Office Assistant.

**Ms. Gerri Caruso**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

**Andrew Miner**, Project Planner, stated that the application is for a martial arts school to be located within a 3,971 square foot tenant space in an existing shopping center. The proposed tenant space was previously occupied by a book store, which moved to a different location in the center. The space is currently vacant. The proposal does not include any exterior modifications to the site or building.

The proposed space is associated with an existing martial arts business, which is located immediately adjacent to the space. The proposed space is planned to be used as work-out area for parents and children while other family members are attending classes at the existing martial arts school next door. There will be no instruction or classes in the proposed space.

**Ms. Caruso opened the public hearing.**

**Teri Lee**, Applicant, received and reviewed a copy of the staff report and had no questions regarding the Conditions of Approval and report.

**Steve Patterson**, Member of the public, stated that his son attends classes at West Coast Martial Arts and believes that this will benefit everyone.

**Ms. Caruso closed the public hearing.**

**Ms. Caruso approved the application subject to the Findings and Conditions of Approval provided in the staff report.**

**Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:05 p.m.

Minutes approved by:

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Gerri Caruso, Principal Planner